

MINUTES ~ May 12, 2008

Ponaganset Middle School-Orange Team Pod

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:35 PM in the Ponaganset Middle School Orange Team Pod.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Raymond Fogarty of Glocester, Mr. Warren Ducharme of Foster, Mr. Dennis Chretien of Foster, Mr. George Jacques of Glocester and Mrs. Kelly Hunter of Glocester. Mrs. Julie Capobianco of Foster joined the meeting at 6:46 PM. Mr. Bill Abt of Foster was absent due to business reasons.

3. Financial Report

Mr. Larkin summarized the current activity and balances in the four bank accounts. The Treasurer's Report is attached as reference 1.

Mr. Laramie reported that the Bank of New York accounts have been set up by the terms of the bonds whereas interest accrues monthly in the accounts but then automatically goes to pay for debt service.

Mrs. Hunter moved and Mr. Chretien seconded to accept the treasurer's report as presented. So voted, 6-0.

4. Middle School Report from Architects and Construction Managers

Progress Report on Biomass Building/Water supply project

Mr. Grzyb reported that the foundation for the Biomass building is being poured and will be done by the end of the week in time for the steel which will start on Monday. Once the steel is complete they will begin with the roofing. Mr. Grzyb reported that they will be substantially complete by the end of June.

Regarding the water supply, Mr. Grzyb reported that they have received approval of the changes that have been submitted and have notified Delta, Griffin and Korey of the changes and that an official amendment will be coming. Mr. Grzyb reported that they have the permit for the foundation of the pump house and will work on that once the biomass foundation is complete. Mr. Grzyb informed the committee that he is waiting for the delivery date for the pump house but noted that in the meantime they will get the foundation in and do the prep work around the building and get the tank ordered. Mr. Grzyb reported that the worst case scenario is a twelve week lead time which would bring the installation date to mid August.

Mr. Laramie noted his concern with the delays in getting this issue resolved stating that the committee has made commitments to get this work done over April vacation now it is being push back to August which is not acceptable. Mr. Grzyb stated that it is not his

intention to go to August but that is the worst case scenario. If the pump house comes in sooner they will install it sooner. Mr. Grzyb explained the delay stating that they had to follow the process of getting proper approvals, there were many submittals and changes that came back, the supplier of the tanks was on vacation and when he came back they needed to change his shop drawings. Mr. Laramie directed Mr. Aharonian to clearly articulate the reasons for the delay in his report to the DOH.

Punch List Items to Complete

Mr. Grzyb informed the committee that a lot of work was done over April vacation, the punch list is now down to one page. A walk through needs to be done by Aharonian's office and then there needs to be a meeting with someone from the building committee to discuss the outstanding items. Mr. Grzyb reported that some painting will be done this week and the focus will now be on the exterior punch list. A meeting will be set up to go through the exterior items.

Mr. Laramie reported that he has a list of items pending from the administration and staff, he will give the list to Aharonian to coordinate the resolution of those issues. Mr. Laramie read some of the items on the list. Mr. Grzyb reported that he was unaware of most of the items and Mr. McGovern reported that he is working on some of the issues.

Mr. Laramie asked about additional items after the contract such as the acoustical work and stage curtain. Mr. Grzyb reported that he met with the contractor regarding the stage curtain and ironed out the issues, the curtains were released for fabrication and will be installed in late August. Also the curtains in the auditoria will be replaced as they are the wrong color. Mr. Grzyb reported that the process room cabinets are on site and he is awaiting an installation date. Work on the acoustical ceilings has been done on the areas approved to date. When questioned, Mr. Laramie noted that there are not enough funds in the budget for acoustical changes in the gymnasium. Mr. Jacques asked if a small dollar amount such as \$5K could get the acoustical work started in the gymnasium. Mr. Grzyb replied that he didn't think this would get much work done.

Landscaping and Site Work

Mr. Grzyb reported that Cardi Corp. has come back on site and started to address the East side of the soccer field slope. He also had a meeting with Cardi regarding the original punch list. Mr. Grzyb informed the committee that Cardi was agreeable on the punch list items but there is a major concern with the other areas that had erosion issues. Mr. Grzyb reported that Cardi felt there might be issues with the way the site was designed. Mr. Grzyb is working through the issues with Cardi.

Mr. Grzyb reported that he is trying to get the landscaper on site by the end of this week to seed the areas in front of the building and work back to the soccer field which is still a bit wet and soft. They will also take care of the DEM issues on the other side of the brook and plant a few shrubs there. Mr. Fogarty reminded Mr. Grzyb that he does not want to lose another planting season.

Mr. Jacques questioned the wetness of the soccer fields wondering if this would effect future athletic uses of the fields. Mr. Grzyb explained that water is not puddling up on it but it is too soft for trucks to drive over it. There should not be any issues with using the fields for athletic events.

Buildings and Grounds Purchases

Mr. McGovern reported that most of the purchases have been made, the equipment will come in around the end of the month. Mr. McGovern stated that he still needs to purchase a tractor and a weed whacker.

Other

Mr. Laramie asked Ms. Pat Marcotte if she had any issues other than what was on the list, she replied no.

Mr. Laramie asked for an update on the temperature control issues. Mr. Manwell reported that Delta and Trane need to install their list of items. He noted that they have had the information that they need for about a month now. Mr. Grzyb will set up a meeting to get Delta and Trane going.

Mr. Jacques asked if anyone knew where the shot clocks that had been ordered are. Mr. McGovern and Mr. Grzyb reported that they do not know but will look into it.

Mr. Jacques noted that he has heard they might replace the windows in the gymnasium rather than re-apply another film coating. Mr. Grzyb noted that they are looking into a translucent panel rather than glass. Mr. Aharonian is working on getting a sample to Mr. Jacques for review. Regarding the floor plates, Mr. Grzyb reported that this is still a punch list item. Mr. Jacques asked Mr. Grzyb to have the painters work on two areas in the gym where the caulking is showing. Mr. Jacques reported that they may need to replace the basketball hoops as they aren't holding the nets. Mr. Aharonian said the vendor will be coming down to look at this issue.

Mr. Fogarty reported that he has been getting pricing on lettering for the middle school and will have more information on that at the next meeting. Ms. Marcotte reported that she has received a message from someone who has the letters from the old middle school and has offered to fix them and put them up. Ms. Marcotte will follow up on this.

5. High School Project Update

Status of Work

Mr. Alix reported that they are working on the rough grading to get ready for the June 1st planting, working on the sidewalks and tagging plants, the masonry is up on the gymnasium and the veneer is pretty far along, steel framing in the openings on the high part of the walls needs to be done, there is a pre pour meeting tomorrow for the slab, rough plumbing and electrical work is going on in the gymnasium, the veneer is up on the outside of the connector, the windows have gone in and the roofing will begin early next week. In the North building, the under slab piping, miscellaneous plumbing and HVAC piping are moving along well, the floor prep work is ongoing as is the painting. A lot of furniture has been moved out of the building filling up eight or nine storage containers.

Mr. Alix reported that in the process of moving furniture there were a lot of items that were broken and the administration is in the process of deciding what can be thrown away. Dr. Barnes is working to find out the legal responsibility regarding tagged capital purchases and to see what would need to be voted on by the School Committee. Mr. McGovern questioned the dollar amount in the budget for new furniture. Mr. Laramie noted that there is \$400K in the budget for the FF&E line item. After discussions, the committee agreed that if the FF&E is damaged or questionable then it needs to be thrown out as there is no need to store and move furniture if it is not going to be used. Mr. Laramie asked that the list of furniture to dispose of be prepared for Monday night's school committee meeting so a vote can be taken.

Mr. Fogarty questioned the status of the broken chairs as mentioned at last month's meeting. Mr. McGovern reported that there are about 90 broken chairs and he is working with the vendor to get the chairs replaced.

Mr. Jacques brought up the issue of the equipment to be saved specifically the bleachers. Mr. Jacques reminded the committee that they discussed the issue of the bleachers at the last meeting and stated that they can be fixed up and installed in the new

middle school gymnasium for a cost of \$17K. Mr. McGovern said he will confirm that pricing to ensure that it includes the installation. Mr. Jacques reported that the bleachers function properly and the seating will be useful for functions. The committee agreed that the bleachers are a valuable asset and it is a good option to have them at the middle school. Mr. Fogarty moved and Mr. Jacques seconded to direct the owner's rep to arrange to have the existing high school bleachers refurbished and relocated to the middle school gymnasium. The committee discussed the motion and questioned whether a limit on the dollar amount should be placed. Mrs. Hunter moved and Mr. Chretien seconded to amend the motion to include the terms not to exceed \$20K. So voted, 6-1-0 with Mr. Jacques opposed. The committee voted on the amended motion which was to direct the owner's representative to arrange to have the existing high school bleachers refurbished and relocated to the middle school gymnasium at a cost not to exceed \$20K. So voted, 7-0.

Schedule of Completion

Mr. Grzyb discussed the schedule saying that there was a lot of activity going on with the focus on completing the gymnasium and North building renovations for the start of school. Mr. Grzyb reported that there will be some challenges with getting the library and science casework done for the start of school. Mr. Grzyb informed the committee that he and Mr. Alix will meet with the school staff to discuss the specific details of the move coordination.

Mr. Grzyb reported that they are going room by room in the South building and identifying the materials needed for the planned summer work. Mr. Laramie questioned whether the South building summer work scope has been finalized. Mr. Alix replied that they will go with the schedule which was originally prepared in February with some minor revisions.

Mr. Grzyb stated that it is his full intention to have the work done for the certificate of occupancy in the North building.

Changes to Work to Date

Mr. Alix reported that there is a short list of items which have been approved totaling approximately \$18K and there are a few more items that are in the process of getting signed. These total approximately \$60K. Mr. Grzyb reported that he gave Mr. Alix and Mr. Ziemba the change order requests that are critical as the subs need approval to start ordering materials. Some of the changes include the science room casework revisions, plumbing, piping and new casework, concrete removal and replacement and revisions to the high school biomass drawings.

Mr. Grzyb reported that they are spending money on acceleration; the amount for April was \$25K. They will continue acceleration on Saturdays and four ten hour days.

Mr. Alix noted that the other changes relate to the site changes requested by the planning board including additional lighting and the access road. Mr. Grzyb noted that these changes will be costly and stated that he is carrying \$100K in the budget related to the changes.

The committee discussed the low electrical wires and Mr. McGovern reported that he is trying to work with Narragansett Electric to get the wires up. Mr. Laramie asked that he work on this as soon as possible as this is a safety concern.

Changes to Design

Mr. Ziemba reported that they are up to date on the changes in the North building and there will not be any further design changes.

Mr. Alix reported that most changes have come through and drawings have been issued for pricing. He noted that there are still some small changes including minor revisions for the storage room, ALP area and art room. Mr. Alix informed the committee that the energy lab has expanded into the Tech Ed CAD classroom which has created an issue with the Art department and Tech Ed looking for space. Mr. Laramie explained that the old middle school Tech Ed space was going to be the 3D art area and another space would have been the 2D art area. The committee discussed the changes in the spaces and it was determined that the idea of taking two classrooms in the North building and converting them into the art room would be too costly and time consuming as plumbing would need to be added for this space. Dr. Barnes noted that he would like to walk through the building again with the Tech Ed and Art departments. Dr. Barnes confirmed the options as follows: room changes which require wiring changes are acceptable, room changes which require plumbing are not acceptable. After much discussion, Mr. Laramie noted that he would prefer to go with what has already been bought in the plans. Mr. Ducharme moved and Mr. Chretien seconded to not make any changes to the plans, to build it as is but additional wiring is a potential. Mr. Laramie explained that the plans include having the old Tech Ed room become the 3D art room as there is already a sink, storage, venting and room for a kiln. The CAD drafting room from the North building can go into the South building either in the old chorus room (which was designed as the 2D art room) or into the electronics room in the south building. So voted, 6-1-0 with Mrs. Hunter opposed.

Energy Lab

Mr. Fogarty reported that the committee has received pre award notification of the grant and an official announcement should be made soon. Mr. Fogarty informed the committee that the tedious work has been done and has been articulated through the Department of Energy. Mr. Fogarty stated that Senator Reed has taken the lead on this project and the congressional delegation will come out to Ponaganset for a formal announcement. Mr. Fogarty provided committee members with the drawings to date for the energy lab and noted that Mr. Ross McCurdy has worked with Mr. Ziemba on this design.

Mrs. Hunter informed the committee that there have been a lot of questions at school committee meetings as to how the building committee can go forward with the energy lab without appropriate funding. Mr. Fogarty responded that the energy lab work is pending the Federal Grant, if there is no grant there will be no expenditures.

Mr. McCurdy reported that the possibility of the energy lab is very exciting, a lot of work is being done and the project becomes more relevant as prices for gas and oil go up. He stated that this is a good opportunity for the district and noted that the lab will be used for other classes as well. Mr. Laramie noted that it converts an area that was going to be moth balled to now be used for a good purpose.

Other Discussions

One of the consumer science teachers voiced her concerns that the plans for the Home Ec area do not include an office or a washer and dryer. Mr. Ziemba reported that the washer and dryer were an oversight but the lack of an office was per the request of the prior administration to eliminate individual offices within departments. Mr. Laramie noted that the committee will provide a washer and dryer.

Mr. Laramie reminded Mr. Ziemba and Mr. Alix that no changes to the construction documents can be made at this point.

6. Approval of Minutes

Mr. Fogarty moved and Mr. Ducharme seconded to approve the regular and executive session minutes from the April 8, 2008 meeting. So voted, 5-0-2 with Mrs. Hunter and Mrs. Capobianco abstaining.

7. Executive Session

Mrs. Hunter moved and Mr. Chretien seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation/Potential Litigation. So voted, 7-0. Mr. Laramie asked Mr. Alix and the representatives of H.V. Collins, ConEd Solutions and Aharonian and Associates to stay for the executive session.

8. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 9:35PM.

Mr. Laramie reported that there were a myriad of legal issues discussed in executive session and there were no motions and no votes taken during executive session other than the vote to reconvene to open session.

Mrs. Hunter moved and Mr. Chretien seconded to seal the minutes of the May 12, 2008 executive session. So voted, 7-0.

9. Adjournment

Mrs. Hunter moved and Mr. Jacques seconded that the meeting be adjourned at 9:36PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, June 10, 2008

**Foster-Glocester Regional Building Committee
Treasurer's Report^May 12, 2008**

Bank of America Checking Account (Acct # 9479197036):

- > The accompanying check register presents all account activity approved and processed from 1/01/08 through 4/30/08. Note - the account was reconciled without exception up through bank statement ending date 4/30/2008
- > **As of April 30, 2008 the ending account balance amounted to \$1,068,205.41**
- > This report does not reflect activity pending approval occurring between May 1, 2008 and May 12, 2008.

Bank of America Savings Account fAcct # 9479197052):

- > The accompanying check register reflects all savings account activity approved and processed through April 30, 2008.
- > This investment/savings account was reconciled without exception through March 31, 2008.
- > **As of April 30, 2008 the ending account balance amounted to \$3,351,590.19**
- > This report does not reflect activity pending approval occurring between May 1, 2008 and May 12, 2008.

Bank of New York - Middle School Bonds (Acct # 435360):_____-'

- > The Bank of New York Middle School bond account has been reconciled to bank statements through March 31, 2008.
- > **The account balance as reconciled including all interest earned to date amounts to \$7,473,296.49**

Bank of New York - ESCO Fund (Acct # 460079):

> The Bank of New York ESCO account has been reconciled to bank statements through March 31, 2008. > **The account balance as reconciled including all interest earned to date amounts to \$11,731,266.00**